STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Valerie C Bower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April 19 97

Valerie D Wright
Notary Public

MY COMMISSION EXPIRES: 3/3/99
(AFFIX SEAL)

VALERIE D WRIGHT NOTARY PUBLIC LARGE KNOX COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076

TCB-ETC-97-419

111 W. College Street, Murfreesboro, TN 37130 | 313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie C. Bower (NAME)	Churchill Mortgage Corporation (NAME)	MAP 150-9A
3380 Calais Circle (ADDRESS)	761 Old Hickory Blvd., Suite 301 (ADDRESS)	PARCEL 4
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Khamboth Phrachak and wife, Bouakham Phrachak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie C. Bower, unmarried and Douglas R. Bower, a married person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 158 on the Plan of Forest View Park, Section VII, as of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Khamboth Phrachak and wife Bouakham Phrachak by deed from Fox Ridge Homes, Inc. of record in Book 7745, Page 540, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7079, Page 472 and amended in Book 7235, Page 411, Register's Office for said County.

This conveyance is subject to Deed to Metro Government for Water & Sewage purposes in Deed Book 7338, page 265 and Deed Book 7338, page 269, Register's Office for said County.

This conveyance is subject to Quitclaim Deed conveying open space to Homeowners Association in Deed Book 8083, page 807, Register's Office for said County.

This conveyance is subject to Easement granted to Tennessee Power Company in Deed Book 437, page 21, Register's Office for said County.

This conveyance is subject to Easement to Gulf Interstate Gas Company in Deed Book 2244, page 13, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3380 Calais Circle, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of April 19 97

Khamboth Phrachak
Khamboth Phrachak

Bouakham Phrachak
Bouakham Phrachak

BOOK 10420 PG 545

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Khamboth Phrachak and wife, Bouakham Phrachak

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of April 19 97.

Commission expires 3/3/99

NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

Valerie A Wright
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Right-of-Way Agreement to Columbia Gulf Transmission Company in Deed Book 3463, page 126, Register's Office for said County.

This conveyance is subject to Colonial Pipeline Company in Deed Book 3852, page 679, Register's Office for said County.

This conveyance is subject to Right-of-way Easement of record in Deed Book 4607, page 484, Register's Office for said County.

FILED
97 APR 17 PM 2:49
WILLIAMSON COUNTY, TN.

IDENTIF. & REFERENCE

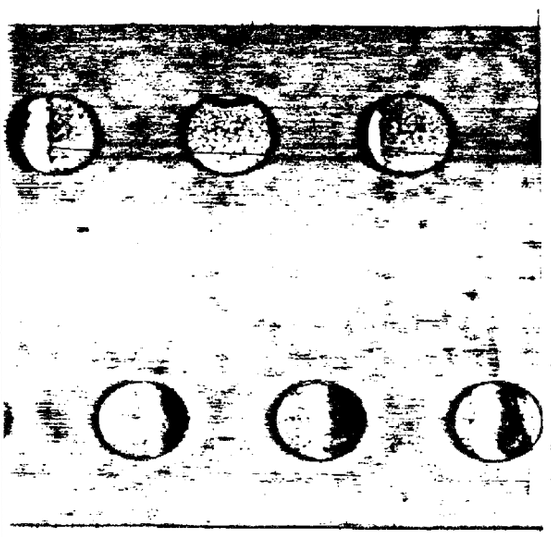
0295503

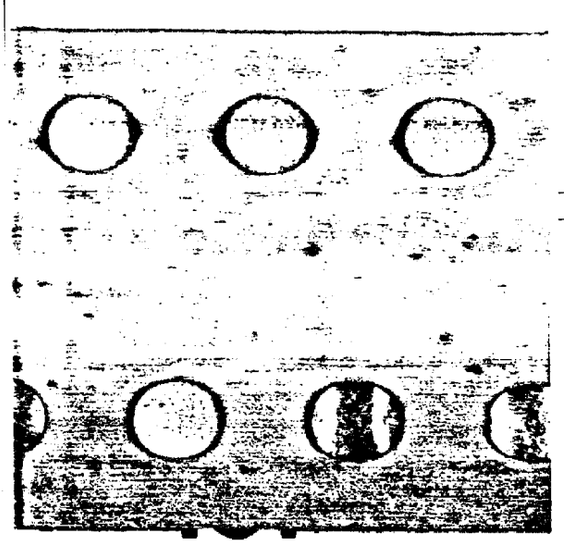
0683 04/17/1997 01:01 PM CHECK
356.00

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10420 PG 546

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

04/17/97 01 14:49 0001 0688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295503
IDENTIF. # REFERENCE

97 APR 17 PM 2:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1140840